

**PROVIDENCE HOUSING AUTHORITY
BOARD OF COMMISSIONERS
REGULAR MEETING: Monday, March 17, 2014; 5:00 p.m.**

PHA Conference Room

100 Broad Street

Providence, RI 02903

CALL TO ORDER

Chairman Nicolas Retsinas called the meeting to order at 5:07 p.m.

ROLL CALL

Present:

Nicolas Retsinas
Dolores Cascella
Roger Giraud
John Igliozi
Ricardo Patino
JT Taylor
Dorothy Waters

Absent:

Kevin Jackson
Nicholas Narducci
Thomas Ryan
Hilary Silver

Initially six members were present, sufficient to commence an informational meeting. Commissioner Igliozi arrived at 5:15 pm bringing the attendance to seven constituting a quorum to conduct business.

APPROVAL OF MINUTES

Chairman Retsinas recognized seven members were present and asked for a motion on the minutes which were made by Commissioner Igliozi, seconded by Commissioner Taylor to accept and approve the regular meeting minutes of 2/27/14. The minutes were approved with a unanimous voice vote.

RESIDENT'S COMMENTS

None

Chairman's Report

The Chairman passed on his report. He asked Director Tavares to introduce Melissa Sanzaro, Director of Special Projects, to give an overview of the FY2014 Annual Plan, which had been previously sent to the Commissioners.

INTERIM EXECUTIVE DIRECTOR'S REPORT

Director Tavares waived his report but took the opportunity to introduce Terri Green as the new acting Associate Director of Property Management.

COMMITTEE REPORTS:

- Budget and Finance: (Comm. Giraud)
- Resident Services: (Comm. Silver)
- Capital Improvements: (Comm. Cascella)
- Executive Committee: (Chair Retsinas)

Budget & Finance: Commissioner Giraud stated that the revenues are coming in ahead of schedule, expenses are on schedule, the audit report is due at the end of March, and the FY2015 budget is underway.

Resident Services: Melissa Sanzaro, Director of Special Projects read the report stating that the United Healthcare Community Fund application for a computer lab at Dexter has been selected

and will be implemented sometime in April. Ten students completed the "Get Connected" course and received new laptops, Wi-Fi devices as well as reduced internet service costs. The FY2014 Annual Plan was presented to the RAB members where it was passed and will be presented this evening to the Board of Commissioners for their approval.

Capital Improvements: Commissioner Cascella stated that a contract has been awarded to replace the emergency generator at 40 Laurel Hill that provides emergency power at Laurel Hill, the boiler room at 330 Hartford Avenue and Hartford Manager's office. Allan Pacific, Associate Director of Field Operations, commented unit turnarounds were behind due to the excessive cold, broken pipes and snow.

RESOLUTIONS:

Director Tavares introduced Melissa Sanzaro who gave a brief overview of the FY2014 Annual Plan to the board. There being no questions of the annual plan, Chairman Retsinas requested a motion to move the FY2014 Annual Plan.

Resolution:

#4224 APPROVAL OF PROVIDENCE HOUSING AUTHORITY'S FY 2014 ANNUAL PLAN

A motion was made by Commissioner Patino, seconded by Commissioner Waters.

A roll call vote was taken. The vote was unanimous being 7-0, the resolution was approved.

OLD BUSINESS

None

NEW BUSINESS

Chairman Retsinas addressed the board stating the primary purpose of the meeting is to meet our development partner on the CNI project, Trinity Financial. Director Tavares introduced James Keefe, President of Trinity Financial. The Chairman interjected, the Memorandum of Understanding (MOU) is not ready. Therefore, there will be no endorsement of the MOU this evening. Mr. Keefe deferred to Dan Drazon, Project Manager of Trinity Financial, who introduced his colleagues, Chris Stanley, Architect, Hank Keeting, Vice President of Design and Construction, Kate Franco, CEO Trinity Management and Robert Cuttle. James Keefe addressed the board on the background of Trinity, the challenging projects they have constructed, and to thank the board for their confidence going forward. Trinity presented a slideshow presentation with an overview of their team and representative projects they have constructed similar to the Manton Heights project.

After the presentation, commissioners addressed their questions and concerns to Trinity. Chairman Retsinas gave his perspective, stating that the CNI Project is a once in a life time opportunity to receive major federal funding that is no longer available for this kind of project and urged the board's consideration of the project.

ADJOURNMENT

There being no further business, Chairman Retsinas accepted a motion to adjourn from Commissioner Igliozzi, seconded by Commissioner Cascella. Said motion passed with a unanimous voice vote.

The meeting adjourned at 6:17 p.m.

Minutes Submitted and Approved By:

Lisa Cancelliere
Recording Secretary

Paul Tavares
Interim Executive Director